

**Town of Milton
Historic Preservation Meeting
Milton Library, 121 Union Street
Tuesday, March 12, 2013
7:00 p.m.**

**Transcribed by: Helene Rodgville
[Minutes are not verbatim]**

1. Call Meeting to Order
Dennis Hughes: called the meeting to order at 7:00 p.m.
2. Roll Call of Members

Mike Filicko	Present
Mike Ostinato	Present
Dennis Hughes	Present
Kevin Kelly	Present
3. Corrections/approval of the Agenda
Dennis Hughes: Does anybody have any additions or corrections to the Agenda?
If not, I will accept a motion to approve the agenda?
Mike Filicko: I make a motion that we approve the agenda.
Mike Ostinato: Second.
Dennis Hughes: We have a motion made and seconded to approve the agenda. Are there any questions on that motion? If not, all those in favor say aye. Opposed.
Motion is carried.
4. Approval of minutes of December 11, 2012
Dennis Hughes: We had no January or February meeting. Did everybody get a copy of the minutes? If nobody has any corrections or additions, I'll entertain a motion to accept the minutes of December 11, 2012.
Mike Ostinato: I make a motion to approve the minutes for the December 11, 2012 meeting.
Mike Filicko: Second.
Dennis Hughes: We have a motion made and seconded to accept the minutes of December 11, 2012. Are there any questions to the motion? If not, then all in favor say aye. Opposed. Motion is carried.
5. Business
Discussion and possible vote on the following:
 - a) The application from June Aydelotte for the construction of an addition to the existing house located at 426 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-25.00.

Dennis Hughes: Everybody has a copy of the description of work. It's adding an addition to the existing rectangular house, consisting of concrete footers, block foundation, 2X6' walls, Code insulation, vinyl siding to existing structure, metal roof, one bedroom and a full bath, utility room, large closet, kitchen, taking out existing kitchen, combining existing kitchen area with dining room. Okay, she's submitted this and I've got a copy of the application and I've got a copy of the plans. Would you like to say anything? If not, we'll open it up for questions.

Mike Ostinato: I presume the siding that's going to be exactly like the existing siding on the rest of the house?

Rick Aydelotte, the builder of the project: That is correct, yes.

Kevin Kelly: The Milton Code 220-56(h)(3) under Criteria, general compatibility of exterior design arrangement, texture and materials proposed to be used with other structures contributing to the established character of the neighborhood. It seems to be consistent with the application, with the intent of the application and description of work.

Dennis Hughes: There was one thing – the foundation says it has to be stucco; the existing foundation is distressed, so they would like to go with that and I don't see a problem with that, because they're a match.

Mike Ostinato: Yes, I saw it today. I went up today.

Kevin Kelly: Mr. Chairman, under foundation material, which is Standards, Section I of the same part of the Code, 220-57, Section I, foundation material – item number four – traditional foundations including brick, brick veneer, stone and stone veneer; encourage concrete block is permitted, however, foundation is to be covered in stucco, so as to disguise the block joints. Is that the intent of the work?

Rick Aydelotte: The intent is to cover the new foundation with stucco, however, the question was raised that if we did not do that and since the existing foundation has not been parged, then would be allowed to leave the new foundation as is; as not having a porch covering to it? Is that possible?

Dennis Hughes: It would be matching.

Rick Aydelotte: For us, at this point, it really doesn't make any difference; it's bid to be parged, so it's not like we're going to increase anything, or do anything in addition to what we've already planned, but if the homeowner in this case is June, does not want to see the foundation or would not like to see the foundation parged and then the other part is existing, not parged, then would we be allowed to not porch the new foundation and leave it as the existing is, which is not parged.

Kevin Kelly: In a sense, there are two requirements that seem to be in conflict there. The new Code, however, it would seem to me, by my reading of it is, that that would take precedence in that it is the new Code and it affects the new construction, even though there's merit to your argument that you're matching existing construction. It doesn't seem to

give that, in the item, in the one that I read to you by Code and identification; it doesn't seem to give the option to match existing foundation. It seems to be pretty direct that the parging does need to take place and that the stucco surfacing needs to be part of that.

Rick Aydelotte: I'm not going to try to speak for the homeowner, however, in this case, as I said, the parging is expected to be done and it's just aesthetics at this point; it's not got anything to do with the structure or the foundation, per se, for structural soundness, so in my opinion anyway, if we had to go ahead and stucco it which is the plan now, or parge it, that is the plan at this point and we would follow through with it.

Kevin Kelly: I don't think the intent here is... I think the intent in the Code is aesthetic, it's not structural; I believe it is aesthetic.

Rick Aydelotte: The parging has nothing to do with the structural integrity of the plan.

Kevin Kelly: Right.

Mike Ostinato: I went over today and it looks like you have plenty of room back there to put this addition in the back, going out. There was no problem with setbacks.

Rich Aydelotte: I personally don't see any problem with setbacks, however, I cannot quote you; maybe you can what the exact setback is in the rear of the property. As a general overview, and reading the requirements for this project, as I think I understand them, we're basically looking at an outside, exterior elevation anyway, as far as what it's going to look like on the outside; there's really no jurisdiction over the inside of the project; and what we're having here, as far as the outside elevation goes, we're matching the siding that's existing, which is double four vinyl; we're putting in Andersen vinyl clad windows, double-hung windows; there is a little porch on the entranceway and that would be a composite material, as far as a decking material goes. We have a little walkway in the back, which will be done in the same way with a composite material, as opposed to wood. Right now we're anticipating doing a metal roof on top of the new part of the addition. As far as anything else aesthetically, or materials being used on the exterior, I don't know of anything else other than what's on the drawing that needs to be explained. I will take any questions that you have, but I don't know at this point anything that would be necessary to be explained as to what materials are being used. We're suing a vinyl soffit, an aluminum fascia, and a vinyl siding, along with the vinyl-clad windows, so that pretty much encompasses, along with the decks that I explained, what the outside of the project will aesthetically be comprised of.

Kevin Kelly: And the windows, as included in the plans appear to match the existing windows in the home. Is that correct?

Rick Aydelotte: They're the same style. Obviously today's window, as those were put in many, many years ago, but the double-hung window...

Kevin Kelly: It appears to be double-hung.

Rick Aydelotte: Yeah, the double-hung window in the same style, will be, again, an Andersen double-hung window, with the model numbers on the plans.

Kevin Kelly: I have no other questions, Mr. Chairman.

Dennis Hughes: If there's no questions, then we'll entertain a motion to accept.

Mike Filicko: I make a motion to accept the application from June Aydelotte for the construction of an addition to the existing house located at 426 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-25.00.

Kevin Kelly: Second.

Dennis Hughes: Okay, we have a motion made and seconded to accept the application from June Aydelotte for the construction of an addition to the existing house located at 426 Federal Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-25.00. If nobody has any questions, we'll do a roll call vote:

Mike Filicko	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay.

Rick Aydelotte: May I ask one more question? How long is this in effect?

Robin Davis: One year.

Rick Aydelotte: So construction has to begin within one year?

Robin Davis: Yes.

Dennis Hughes: And you can get an extension, if you come before it runs out.

6. Adjournment

Dennis Hughes: If nobody has anything else, we're open for adjournment.

Mike Filicko: I make a motion to adjourn at 7:12 p.m.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded to adjourn. Are there any questions on this motion? All in favor say aye. Opposed. Motion carried.